

Future Development Track (FD1)

13.46 Acres

8.06 Acres

North Site

North Site Retention Pond

11.81 Acres

South Site

MSI

TESLA

Walmart
Supercentre

33,000 AADT

423

John Young Parkway

23,000 AADT

Princeton Street

Property Highlights

- ◆ 33.3± Acres off of John Young Parkway (SR 423)
- ◆ Site is a short 15 Minute drive to Downtown Orlando
- ◆ North & South Sites zoned AC-2, all 33 Acres in Opportunity Zone
- ◆ AC-2 Zoning: Allows for Residential, Commercial, Office, Industrial, Recreational and/or Cultural Facilities
- ◆ Utilities - Electric & Water at site
- ◆ North Site retention requirements already met
- ◆ City of Orlando Jurisdiction
- ◆ 23,000 AADT on Princeton St. (2022)
- ◆ **Call for Pricing**

Area Demographics

	Base*	3 Mile Radius	5 Mile Radius
2022 Total Population	2,831,437	202,180	652,405
Median Household Income	\$67,669	\$58,265	\$62,713
Average Household Income	\$98,451	\$59,329	\$66,292
Average Home Value	\$384,592	\$259,244	\$288,500
Some College or More (%)	66.0%	23.3%	34.3%
Median Age (Years)	37.9	34.5	35.6

*Base: Orlando - Kissimmee - Sanford, FL Metropolitan Statistical Area
Source: US Census Bureau; Esri 2023 Forecasts

John Young Pkwy & Princeton

33.3± Acres For Development
Orlando, Florida 32808

Craig Govan

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Developer

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